BILL GARRETT, Davidson County
Trans: T20130072220 DEEDWARR
Recvd: 08/21/13 11:13 2 pgs
Fees: 13.00 Taxes: 527.25

20130821-0088121

WARRANTY DEED

G-CBB-13-5113

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,500.00

RAFIK ELBOGHDADY
Affiant

Subscribed and sworn to before me, this 16th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rafik El Boghdady	U.S. Bank, National Association	
5113 Brookstone Court (ADDRESS)	3180 Rider Trail South (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Earth City, MO 63045 (CITY) (STATE) (ZIP)	176-5-B-173.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICKY L. NEWBILL AND CARLIS T. NEWBILL, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RAFIK EL BOGHDADY AND WIFE, NERMEN MEKHAEL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 7, HICKORY WOODS ESTATES, SECTION C, PHASE II, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 952, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO RICKY L. NEWBILL AND CARLIS T. NEWBILL BY WARRANTY DEED FROM STONEMARK HOMES, LLC, RECORDED ON THE 11TH DAY OF FEBRUARY, 2003 IN INSTRUMENT NO. 20030211-0018635, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 9700, PAGE 952; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 7857, PAGE 94, BOOK 7876, PAGE 75, BOOK 7823, PAGE 857, BOOK 9616, PAGE 470, BOOK 9616, PAGE 477, BOOK 9678, PAGE 187, BOOK 9764, PAGE 44, BOOK 11180, PAGE 802 AND INSTRUMENT NOS. 20010614-0062709, 20010614-0062710, 20011015-0111957 AND 20031010-0150800; HOA CHARTER OF RECORD IN BOOK 9680, PAGE 319; EASEMENT FOR SEWER OF RECORD IN BOOK 4435, PAGE 20; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN BOOK 7145, PAGE 614; AND EASEMENT FOR ELECTRIC UTILITY EASEMENT OF RECORD IN PLAT BOOK 6900, PAGE 885, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 5113 Brookstone Court, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 16th day of August, 2013.

Ricky L. Newbill

Carlis T. Newbill

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ricky L. Newbill and Carlis T. Newbill, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of August, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903